

**Attachment B to July 28 2010 Memo to the Committee on the Built Environment:
Proposed Amenity Area Requirements in Multifamily zones**

23.45.522 Amenity areas

A. Amenity areas are required according to the provisions of this Section 23.45.522 and may include decks, balconies, terraces, roof gardens, plazas, courtyards, landscaped open spaces, play areas, and sport courts.

B. Amenity area requirements for cottage housing developments

1. A minimum of 300 square feet of amenity area is required for each dwelling unit in a cottage housing development that is not a carriage house unit. This required quantity shall be allocated as follows:

a. A minimum of 150 square feet per unit shall be provided as private residential amenity area; and

b. A minimum of 150 square feet per unit shall be provided as common residential amenity area.

2. A minimum of 150 square feet of amenity area is required for each unit in a carriage house structure, which shall be provided as common amenity area for the cottage housing development.

3. The required common amenity area may be divided into no more than two separate areas, and shall:

a. have cottages abutting on at least two sides;

b. be in a location central to the cottage housing development; and

c. have no horizontal dimension that is less than 10 feet.

4. Units in a carriage house structure shall include stairs that provide access to the common amenity area.

5. Fences are not allowed within the required common amenity area.

6. Unenclosed porches and stairs that face a street or common amenity area and that are a combined minimum of 60 square feet in size and have a minimum horizontal dimension of six feet may be included as part of the private amenity area.

C. Amenity area requirements for rowhouses and townhouses in LR zones

1. The required amount of amenity area is equal to 25 percent of the lot area.

2. A minimum of 50 percent of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of 23.45.510.D may be counted as amenity area required at ground level. *[Note--this allows the amenity area to be placed on the roofs of structures that are above parking areas that are no more than four feet above grade, and that are landscaped for use by residents].*

D. Amenity area requirements for apartments in Lowrise zones are as follows:

1. The required amount of amenity area is equal to 25 percent of the lot area.

2. A minimum of 50 percent of the required amenity area shall be provided as common amenity area at ground level, except that common amenity area provided on the roof of a structure that meets the provisions of 23.45.510.D may be counted as common amenity area required at ground level.

3. Common amenity area shall be conveniently accessible to all apartment units.

E. The minimum amount of amenity area required in MR and HR zones is equal to 5 percent of the total gross floor area of a structure in residential use.

F. The following provisions apply regarding amenity area requirements:

1. All residents shall have access to at least one common or private amenity area.

2. In LR zones, amenity areas may not be enclosed within a structure. In MR and HR zones, no more than 50 percent of the amenity area may be enclosed common space.

3. Common amenity areas shall be improved with elements that enhance the usability and livability of the space for residents, such as seating, outdoor lighting, weather protection, landscaping, art, or other similar features.

4. Parking areas and driveways do not qualify as amenity areas, except that a woonerf may qualify if the design of the woonerf is approved through the design review process pursuant to Section 23.41.004.

5. Swimming pools may be counted toward meeting the amenity requirement.

6. Common amenity areas shall have a minimum area of 250 square feet, and no horizontal dimension shall be less than 10 feet.

7. Private amenity area provided pursuant to subsection 23.45.522.C.2 as required amenity area at ground level shall have a minimum horizontal dimension of 10 feet.

8. Rooftop areas excluded because they are near minor communication utilities and accessory communication devices, pursuant to subsection 23.57.011.C, do not qualify as amenity areas.

9. Outdoor areas at ground level qualify as common amenity area if the surface of the area is permeable and is landscaped with grass, ground cover, bushes and/or trees; except that patios and paved areas designed for recreational use shall also be considered common amenity area, provided that such areas do not account for more than 50 percent of the total required common amenity area.

10. In LR zones, amenity area required at ground level shall be open to the sky, except that architectural features such as eaves that do not provide floor area may extend up to 2 feet into the amenity area when at least 8 feet above the surface of the area.

G. No amenity area is required for an additional dwelling unit added within a single family dwelling unit existing as of January 1, 1982, or within a multifamily residential use existing as of October 10, 2001.

Definition Changes:

23.84A.002 "A"

"Amenity area" means space that provides opportunity for recreational activity for residents of a development or structure.

23.84A.032 "R"

~~("Residential amenity" means an area that provides opportunity for recreational activity for residents of a development or structure.)~~

23.84A.044 "W"

"Woonerf" means a common space shared by pedestrians, bicyclists and low-speed vehicles. It is an area used for vehicular access and parking in which amenities such as trees, planters, and seating serve to impede vehicular movement. A woonerf includes pavers and pervious ground surfaces that slow vehicular movement in order to prioritize the pedestrian movement and safety.